

COMMITTEE AMENDMENT FORM

DATE: 08/30/ 06

COMMITTEE ZONING PAGE NUM. (S) _

ORDINANCE I. D. #06-O-0771 SECTION (S)

RESOLUTION I. D. #06-R- PARA.

AMENDS THE LEGISLATION BY ADDING FIVE (5) CONDITIONS, ONE OF WHICH REQUIRED A REVISED SITE PLAN.

AMENDMENT DONE BY COUNCIL STAFF 8/29/06

City Council
Atlanta, Georgia

06-O-0771

AN AMENDED ORDINANCE
BY: CARLA SMITH

Z-06-31
Date Filed: 3-7-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **4175 Bakers Ferry Road, S.W.**, be changed from the R-4 (Single family residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 24 and 25, 14th ff District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

CONDITIONS FOR Z-06-31 for 4175 Bakers Ferry Road, S.W.

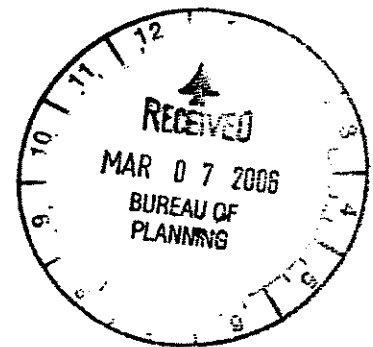
1. Site plan submitted by the applicant titled Bakers Ferry Subdivision submitted to the Bureau of Planning on 7/26/06, which may be revised for necessary changes required by Watershed Management and Public Works.
2. Maximum of 34 single family homes.
3. Trees shall be planted uniformly along the proposed street as approved by the City of Atlanta arborist.
4. The exterior finish of all homes shall consist of brick, stone, stucco, or a combination of listed materials.
5. All proposed homes shall have a minimum heated floor area of 1700 square feet.

BAKERS FERRY LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 24 AND 25 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING IN THE CITY OF ATLANTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND BEING THE SOUTHWESTERLY CORNER OF LAND LOT 25, WHICH IS ALSO THE COMMON LAND LOT CORNER OF LAND LOTS 24, 50 AND 51; THENCE N00°20'55"E AND ALONG WEST LINE OF SAID LAND LOT 25 A DISTANCE OF 95.35 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LAND LOT LINE N00°20'55"E A DISTANCE OF 881.81 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID LAND LOT LINE N89°27'07"E A DISTANCE OF 508.03 FEET TO AN IRON PIN FOUND; THENCE S00°29'36"E A DISTANCE OF 1000.00 FEET AN IRON PIN SET ON THE NORTH RIGHT OF WAY RIGHT OF WAY OF BAKERS FERRY ROAD (30' R/W); THENCE ALONG SAID NORTH RIGHT OF WAY S72°41'24"W A DISTANCE OF 62.74 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID NORTH RIGHT OF WAY 00°20'45"W A DISTANCE OF 37.23 FEET TO AN IRON PIN FOUND ON THE SOUTH LAND LOT LINE OF LAND LOT 25; THENCE ALONG SAID LAND LOT LINE S89°55'33"W A DISTANCE OF 8.20 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID LAND LOT LINE N03°04'53"E A DISTANCE OF 95.50 FEET TO AN IRON PIN SET; THENCE S89°55'31"W A DISTANCE OF 458.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 10.62 ACRES, MORE OR LESS.



LOCATION MAP

10027-1-10028

SITE PLANNING
PROPOSED ZONING : PD-H
TOTAL PROPOSED LOTS: 34
PAVED ROAD WIDTH: 24' 8/8
UTILITY EASEMENT WIDTH: 10'
MINIMUM ROAD FRONTAGE WIDTH: 45'
FRONT YARD SETBACK: 20'
BACK YARD SETBACK: 10'
SIDE YARD SETBACK: 5'

EXISTING
LAND LOTS: 24 & 25, 1477 DISTRICT
TOTAL ACREAGE: 10.62 ACRES
CURRENT ZONING: R-4

PLANNED HEATED SPACE AREA < GROSS
AREA X ALLOWABLE FAR
129,500 SF < 452,858 X .500
29,500 SF < 122,000

LANDSCAPE REQUIREMENTS

[illegible]

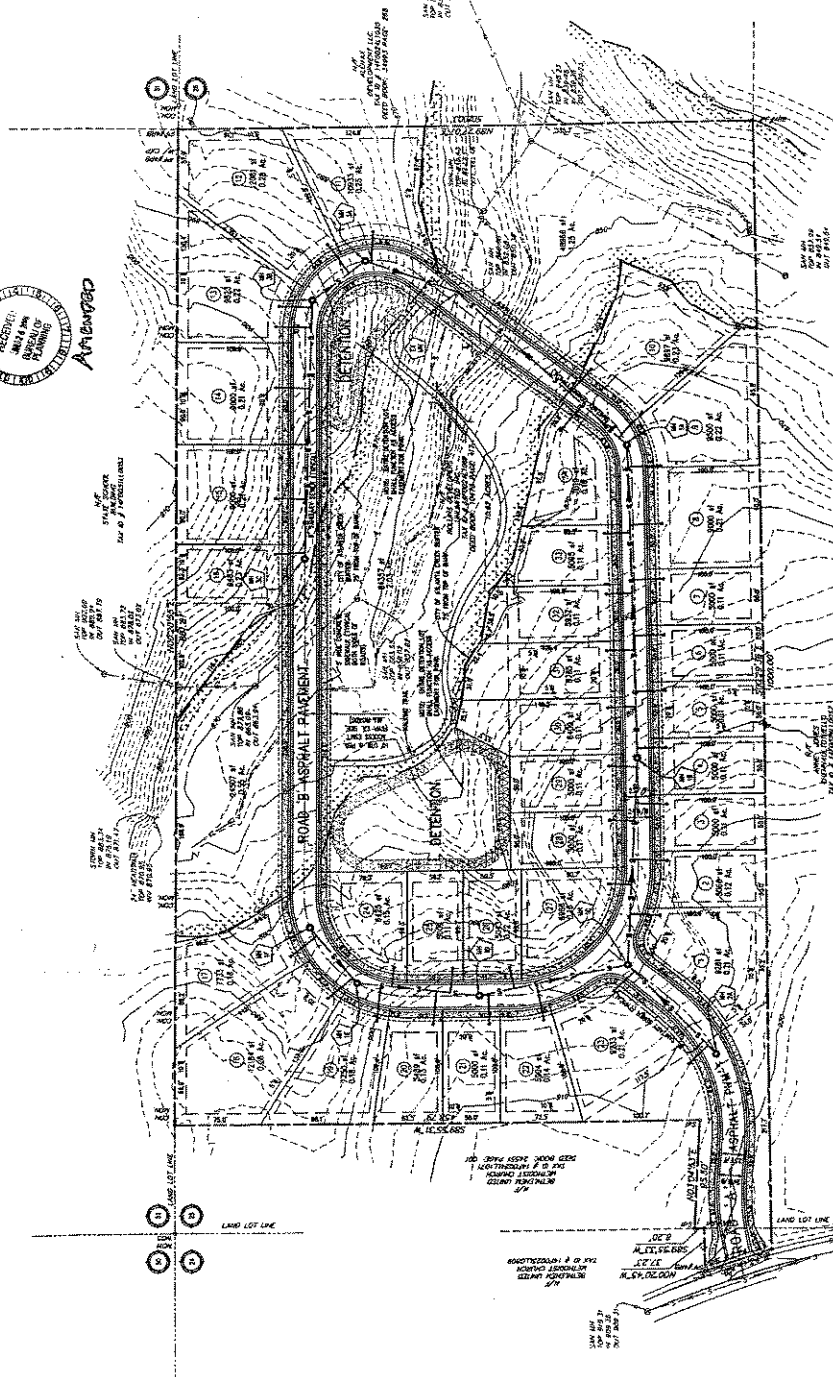
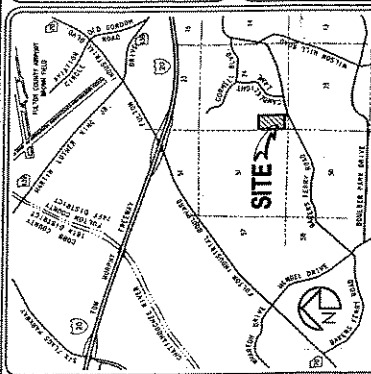
	PLANT AREA	WATER SUPPLY	WATER TREATMENT	WATER DISTRIBUTION	WATER CONSUMPTION
PLANT AREA	1.00	0.00	0.00	0.00	0.00
WATER SUPPLY	0.00	1.00	0.00	0.00	0.00
WATER TREATMENT	0.00	0.00	1.00	0.00	0.00
WATER DISTRIBUTION	0.00	0.00	0.00	1.00	0.00
WATER CONSUMPTION	0.00	0.00	0.00	0.00	1.00

ESTIMATED WATER AND SEWER USE

NOTE:

NOTE:
ALL CALCULATIONS ARE BASED UPON
2000 SF BUILDING FOOTPRINT
3500 SF HEATED SPACE PER UNIT
ASSUME 2 CAR GARAGES

24 HOUR EMERGENCY CONTACT
HAROLD SNOW 404-317-5854



1. ENGINEERING WILL FOLLOW ALL CITY OF ATLANTA DEVELOPMENT REGULATIONS
2. THIS PROJECT IS NOT WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS, PER FIRM. INTIFIC CORP. DATED JUNE 22, 1985
3. THE HOMEOWNERS ASSOCIATION FOR BASEFLEX TESTY SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTAINING PROVIDED RETENTION FACILITY, PARKS AND EXISTING DRAINAGE.
4. STORM DRAINAGE SHOWS ON THIS PLAN ARE NECESSARY FOR THE PROPOSED DRAINAGE FOR THE CITY OF ATLANTA, BUT NOT BE RESPONSIBLE FOR DAMAGE OR DISRUPTION CAUSED BY THE STORM DRAINAGE, MATERIAL ON CHANGED DRAINAGE, SHALL NOT BE RESPONSIBLE FOR EXTENDING OF THE STORM DRAINAGE.

Sites:

7-66-31

06-0 -0771

City Council
Atlanta, Georgia

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